



**PUBLIC MEETING NOTICE
Conservation Commission**

TOWN CLERK
LEXINGTON MA



Meeting broadcasted by LexMedia

AGENDA *Monday, March 21, 2022 at 6:30 p.m.*

On February 15, 2022, Governor Baker signed a new session law which extends certain COVID-19 related measures. The new law, Chapter 22 of the Acts of 2022, includes an extension until July 15, 2022, of the remote meeting provisions of the Governor's March 12, 2020, Executive Order Suspending Certain Provisions of the Open Meeting Law. Pursuant to Chapter 22 of the Acts of 2022, this meeting of the Lexington Conservation Commission will be conducted via remote participation to the greatest extent possible. Specific information for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found below. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town of Lexington website a transcript as soon as possible after the meeting.

This Conservation Commission meeting will be held remotely via Zoom, an online meeting platform. Public Participation via calling in or using your computer is encouraged.

DIRECTIONS TO ATTEND MEETING

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/82977870667?pwd=aGw3V2M3WlZTc1AyZGNUMbHRFdGRRQT09>

Webinar ID: 829 7787 0667

Passcode: 725984

Or One tap mobile :

US: +19292056099,,82977870667#,,, *725984# or
+13017158592,,82977870667#,,, *725984#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1
253 215 8782 or +1 346 248 7799

International numbers available: <https://us06web.zoom.us/j/kxHleeb13>

6:30 PM

New Business/Pending Matters

- CDOA-21-5; vote to approve planting list and design for pollinator planting garden at the Brown Homestead along bikeway; Charles Wyman, Lexington Living Landscapes
- Request for Certificate of Compliance: 501 Marrett Road, ViewPoint Cloud Permit# COC-22-6, DEP#201-1087, BL 1044
- Issue Amendment to the Order of Conditions: 17 Coolidge Avenue, ViewPoint Cloud Permit# AOOC-22-5, CNOI-21-24, DEP#201-1228
- Issue Order of Conditions: Vynebrooke Village, ViewPoint Cloud Permit# CNOI-21-45, DEP#201-1248
- Open Space and Recreation Plan – Discuss and approve Open Space and Recreation Plan Advisory Subcommittee charge
- Schedule site visits for 4/4/2022 Agenda
- Approve Minutes: 2/22/2022 and 3/7/2022
- Reports: Bike Advisory, Community Gardens, Community Preservation Committee, Greenway Corridor Committee, Land Acquisition, Land Management, Land Steward Directors, and Tree Committee, HIP Working Group

7:00 PM

New Public Meetings/Hearings

45 Fottler Avenue – Notice of Intent

ViewPoint Cloud Permit# CNOI-21-46, DEP#201-1250

Applicant/Property Owner: Marina and Igor Balk

Project: demolition of a detached one-car garage and subsequent construction of a detached two-car garage within the 200-foot Riverfront Area of Mill Brook

Documentation Submitted:

- Notice of Intent application and attachments; Prepared by: Stamski And McNary, Inc.; Prepared for: Marina and Igor Balk; Date: 11/23/2021;
- “Wetland Permitting Plan”; Prepared by: Stamski And McNary, Inc.; Stamped and signed by: George Dimakarakos, PE Civil No. 41281; Scale: 1”=20’ and as noted not to scale; Date: 12/3/2021;
- “Stormwater Management Report”; Prepared by: Stamski And McNary, Inc.; Stamped and signed by: George Dimakarakos, PE; Date: 12/3/2021;

0 Stedman Street (roadway shoulder, Map 24, Lot 77) – Request for Determination of Applicability

ViewPoint Cloud Permit#CDOA-22-2

Applicant: MSR Utility, Inc.

Property Owner: Town of Lexington

Project: excavation of a trench within the 100-foot buffer zone to Bordering Vegetated Wetlands and 200-foot Riverfront Area

Documentation Submitted:

- RDA WPA Form 1 Application and attachments; Prepared by: Leah Basbanes, Basbanes Wetland Consulting; Prepared for: MSR Utility, Inc.; Date: 2/18/2022;
- Site Plan; Not dated;
- “Narrative for Request for Determination of Applicability”; Prepared by: Basbanes Wetland Consulting; Date: 2/18/2022;
- Photos of site;

475 Bedford Street – Notice of Intent

ViewPoint Cloud Permit# CNOI-22-6, DEP#201-####

Applicant/Property Owner: Ed Nardi, Cresset Lexington LLC

Project: redevelopment of an existing sports and tennis club building with a 4-story lab/R&D facility with pedestrian access, outer amenity space, and a parking garage within a Bordering Vegetated Wetland, two Isolated Vegetated Wetlands, the 100-foot buffer zone to Bordering Vegetated Wetlands, and the 100-foot buffer zone to Isolated Vegetated Wetlands

Documentation Submitted:

- “475 Bedford Street Proposed Redevelopment” and attachments; Prepared by: VHB; Prepared for: Cresset Lexington LLC; Date: March 2022;
- “Site Plans”; Cover Sheet, Sheet C1.00 “Legend and General Notes”, Sheet C2.00 “Site Preparation and Erosion Control Plan”, Sheet C3.00 “Grading and Drainage Plan”, Sheet C4.00 “Site and Construction Details”, Sheet C5.00 “Buffer Area Comparison Plan”, Sheet L1.00 “Site Planting Plan”, Sheet E1.00 “Site Resource Area Plan”, and Sheet E2.00 “Wetland Replication Plan And Details”; Prepared by: VHB; Date: 3/1/2022;
- Stormwater Report “475 Bedford Street Proposed Redevelopment” and “Stormwater Operation and Maintenance Plan”; Prepared by: VHB; Date: March 2022;
- “Photography Log”; Locus: 475 Bedford St, Lexington, MA; Prepared by: VHB; Date or photographs: April 2021;

Continued Public Meetings/Hearings

39 Ledgeawn Avenue - Request to Amend the Order of Conditions

ViewPoint Cloud Permit# AOOC-22-3, CNOI-21-41, DEP# 201-1244

Applicant/Property Owner: Richard A. Jensen

Project: construction of a stone walkway and front portico, and associated landscaping

Previous Meeting Date: 3/7/2022

Supplemental Documentation Submitted:

- Site Plan; Date: 9/14/2021 and revised through 3/7/2022;
- “Appendix to Stormwater Analysis and Calculations Issued on January 31, 2022”;
- Memorandum; From: Marissa Liggiero, Engineering; Subject: 39 Ledgeawn Ave AOOC Engineering Comments 2; Date: 3/14/2022;

840 Emerson Gardens Road – Request to Amend the Order of Conditions

ViewPoint Cloud Permit# AOOC-22-4, CNOI-20-14, DEP#201-1184

Applicant: Seaver Construction

Property Owner: Emerson Gardens LLC c/o Seaver Construction Inc.

Project: after the fact approval of an increase of approximately 4205 square feet of impervious coverage

Previous Meeting Date: 3/7/2022

Supplemental Documentation Submitted:

- Memorandum; From: Marissa Liggiero, Engineering; To: Karen Mullins, Conservation; Subject: 840 Emerson Gardens Rd Subdiv AOOC Engineering Comments 2; Date: 3/14/2022;

23 Oxbow Road – Notice of Intent

ViewPoint Cloud Permit# CNOI-22-4, DEP#201-1255

Applicant/Property Owner: Sameer Kawatkar

Project: construction of a deck and addition to the rear of the dwelling located within the 100-foot buffer zone to Bordering Vegetated Wetlands

Previous Meeting Date: 3/7/2022

Supplemental Documentation Submitted:

- Site Plan; Sheet 1 of 1; Prepared, stamped and signed by: Frederick W. Russell, PE;
Scale: 1"=20' and as noted not to scale; Date: 2/9/2022 and revised through 3/14/2022;

3 Joseph Comee Road – Request to Amend the Order of Conditions

ViewPoint Cloud Permit# AOOC-22-7, CNOI-21-13, DEP# 201-1217

Applicant/Property Owner: Eman Morgan

Project: construct a 16'± x 29'± addition off the northwest portion of the house, a 9'± x 11'± entrance off the western portion of the house, and a 5'± x 12'± basement exit/entry at the northeast portion of the house. The southern portion of the roof that drains to Joseph Comee Road is not proposing any additional impervious area

Previous Meeting Date: 3/7/2022

Supplemental Documentation Submitted:

- Memorandum; From: Marissa Liggiero, Engineering; To: Karen Mullins, Conservation;
Subject: 3 Joseph Comee AOOC Comments 2; Date: 3/14/2022;

9 Philip Road (Bowman School) – Notice of Intent

ViewPoint Cloud Permit# CNOI-22-5, DEP# 201-1254

Applicant/Property Owner: Town of Lexington

Project: Install concrete pad-mounted battery system to support existing solar renewable energy system. Located within the 100-foot buffer zone to Bordering Vegetated Wetlands, Bank, and 200-foot Riverfront Area (Beaver Brook)

Previous Meeting Date: 3/7/2022

Supplemental Documentation Submitted: None